002.0	0006	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,055,500 / 1,055,500
					USE VALUE:	1,055,500 / 1,055,500
					ASSESSED:	1,055,500 / 1,055,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
57	-59	LAFAYETTE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BECKER RICHARD G/TRUSTEE
Owner 2:	RICHARD BECKER JR TRUST
Owner 3:	
Street 1:	59 LAFAYETTE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BECKER RICHARD G -
Owner 2:	-
Street 1:	57 LAFAYETTE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .062 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Wood Shingle Exterior and 3127 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	2708.000	654,500		401,000	1,055,500
Total Card	0.062	654,500		401,000	1,055,500
Total Parcel	0.062	654,500		401,000	1,055,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 337.54 /Parcel: 337.54

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 2106
GIS Ref:
GIS Ref:
Insp Date: 10/14/17

!210!

PREVIOUS ASSESSMENT

Parcel ID: 002.0-0006-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	654,500	0	2,708.	401,000	1,055,500		Year end	12/23/2021
2021	104	FV	625,000	0	2,708.	401,000	1,026,000		Year End Roll	12/10/2020
2020	104	FV	625,200	0	2,708.	401,000	1,026,200	1,026,200	Year End Roll	12/18/2019
2019	104	FV	460,900	0	2,708.	426,100	887,000	887,000	Year End Roll	1/3/2019
2018	104	FV	460,900	0	2,708.	310,800	771,700	771,700	Year End Roll	12/20/2017
2017	104	FV	432,500	0	2,708.	270,700	703,200	703,200	Year End Roll	1/3/2017
2016	104	FV	432,500	0	2,708.	230,600	663,100	663,100	Year End	1/4/2016
2015	104	FV	385,800	0	2,708.	225,600	611,400	611,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:11:33

LAST REV

Date	Time
10/07/19	13:30:58
jorourke	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 210

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BECKER RICHARD	53157-171		7/8/2009	Family	1	No	No		
LINDSTROM ARNOL	24149-318		1/10/1994		175,000	No	No		Y

USER DEFINED

Prior Id # 1:	2106
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/25/2007	275	Manual	3,000					demo concrete stai
9/15/2004	1013	Addition	96,000			G6	GR FY06	3RDFL DORMER, NEW

ACTIVITY INFORMATION

Date	Result	By	Name
10/7/2019	Mail Update	JO	Jenny O
10/14/2017	MEAS&NOTICE	HS	Hanne S
1/28/2009	Meas/Inspect	294	PATRIOT
4/7/2005	Permit Visit	BR	B Rossignol
3/31/2000	Inspected	264	PATRIOT
9/21/1999	Mailer Sent		
9/21/1999	Measured	243	PATRIOT
10/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		2708		Sq. Ft.	Site		0	80.	1.85	1									400,992						401,000	

Total AC/HA:	0.06217	Total SF/SM:	2708	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	400,992	Spl Credit		Total:	401,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	3 - 3 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	2 - Gravty H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.98664635
Const Adj.:	0.97408092
Adj $ / SQ:	172.993
Other Features:	128000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	804092
Depreciation:	149561
Depreciated Total:	654531

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	12	BRs:	5	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

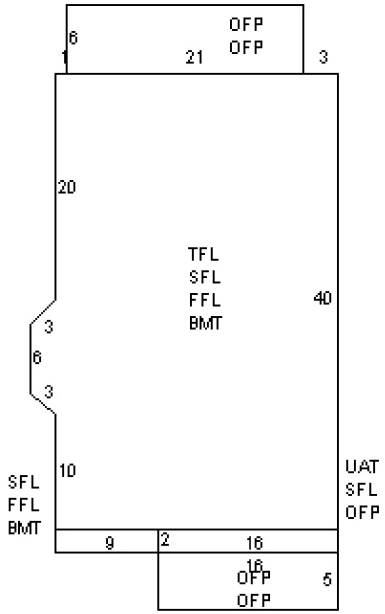
No Unit	RMS	BRS	FL
1	6	3	
1	6	2	
Totals			
2	12	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	190.29
Special Features:	0	Val/Su Net:	142.10
Final Total:	654500	Val/Su SzAd	209.84

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,067	172.990	184,584
BMT	Basement	1,035	51.900	53,714
FFL	First Floor	1,035	172.990	179,048
TFL	Third Floor	1,017	172.990	175,934
OFP	Open Porch	444	19.690	8,743
UAT	Upper Attic	8	121.100	969
	Net Sketched Area:	4,606	Total:	602,992
Size Ad	3119	Gross Area	4630	FinArea 3127

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

002.0-0006-0008.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	